



Photograph 5: View of former Ramada Inn (now Hampton Inn) at Condit Road and Tennant Avenue.



Photograph 6: View of surrounding land uses to the south of Maple Avenue.



Photograph 7: View of land uses north of San Pedro Avenue.



Photograph 8: View of winery to the north of Southeast Quadrant Area.

Source: Michael Brandman Associates, 2011.



Michael Brandman Associates

20860001 • 11/2013 | 2-8c\_surrounding\_lu5-8.cdr

## Exhibit 2-8c Surrounding Land Uses (5-8)

CITY OF MORGAN HILL  
CITYWIDE AGRICULTURE PRESERVATION PROGRAM AND SOUTHEAST QUADRANT LAND USE PLAN  
ENVIRONMENTAL IMPACT REPORT







Photograph 9: View of agricultural land to the south of High School Site.



Photograph 10: View of orchards west of High School Site.



Photograph 11: View of residence north of Southeast Quadrant Area.

Source: Michael Brandman Associates, 2011.



Michael Brandman Associates

20860001 • 11/2013 | 2-8d\_surrounding\_lu9-11.cdr

## Exhibit 2-8d Surrounding Land Uses (9-11)

CITY OF MORGAN HILL  
CITYWIDE AGRICULTURE PRESERVATION PROGRAM AND SOUTHEAST QUADRANT LAND USE PLAN  
ENVIRONMENTAL IMPACT REPORT



5. Establish an Urban Limit Line within the SEQ Area and extend the Urban Growth Boundary and Urban Service Area over a portion of the SEQ Area.
6. Annex a portion of the SEQ Area into the Morgan Hill City Limits.
7. Provide for a transition of land uses and zoning with more intensive land uses and activities to occur close to Highway 101, and less intensive land uses and activities to occur further east.
8. Allow for land uses that enhance job creation and economic development objectives.
9. Strengthen the City's historic role as an agricultural center, and its identity as an active, healthy, quality, fun, family-friendly community.
10. Develop a new private high school in the southern portion of Santa Clara County to serve existing and future local demand for private education.

---

### **2.3 - Project Components-SEQ Area (Program Level)**

---

Planning for the SEQ Area is intended to guide future development and land use activities within the 1,290-acre project area boundaries. Without City planning activity, the SEQ Area would likely continue the trend of gradual cessation of agricultural and orchard uses, with "rural residential" homesites consisting of large homes on unincorporated lots of 8- to 10-acres or greater in area becoming the more prevalent development pattern. Under the existing County General Plan land use and zoning designations, rural residential development is allowed. Therefore, the public policy purpose for the City is to carry out planning activities to preserve agricultural lands and allow for complementary private education, commercial sports/recreation/leisure, and other uses within a portion of the SEQ Area. This section provides a more detailed description of each of the six project components.

#### **2.3.1 - Agricultural Lands Preservation Program**

Within the unincorporated areas of the Morgan Hill SOI, there are 1,639 acres of designated farmland (Prime, Statewide Important, Unique, or Local Important) and 6,455 acres of grazing land. Within the city limits, there are 516 acres of designated farmland (Prime, Statewide Important, Unique, or Local Important) and 1,284 acres of grazing land. The City of Morgan Hill supports continued agricultural activities and permanent conservation of agricultural lands in and around the city limits, and therefore, is pursuing a citywide Agricultural Lands Preservation Program.

The Agricultural Lands Preservation Program would establish an agricultural mitigation program for new development within the city limits that converts agricultural land to non-agricultural use. Applicants would be required to mitigate the loss of farmland through measures that may include payment of an agricultural mitigation fee, acquisition of other agricultural land, or dedication of a permanent agricultural conservation easement on agricultural land and payment of a fee to cover

***Project Description***

---

ongoing management and monitoring activities. Mitigation would be required at a ratio of 1:1 (1 acre of mitigation for 1 acre of agricultural land converted to a non-agricultural use). The program encourages dedications of conservation easements within the Morgan Hill SOI, with particular emphasis on the lands within the SEQ Area proposed to remain in agricultural use. Eligible agricultural mitigation lands would include open agricultural land (at least 90 percent open land) or land with an allowable agricultural use, which could include agricultural structures and infrastructure such as mushroom farms; greenhouses; processing, packaging and storage facilities; and wineries. This area, referred to as the Agricultural Priority Area (Exhibit 2-9), includes the southern edge of the City's SOI boundary where the creation of an open space/agricultural greenbelt is proposed.

In cases where applicants would pay the Agricultural Mitigation In-Lieu Fee to acquire an Agricultural Conservation Easement within the Morgan Hill SOI, the City also intends to use existing Open Space Funds to supplement the acquisition of open agricultural mitigation lands.

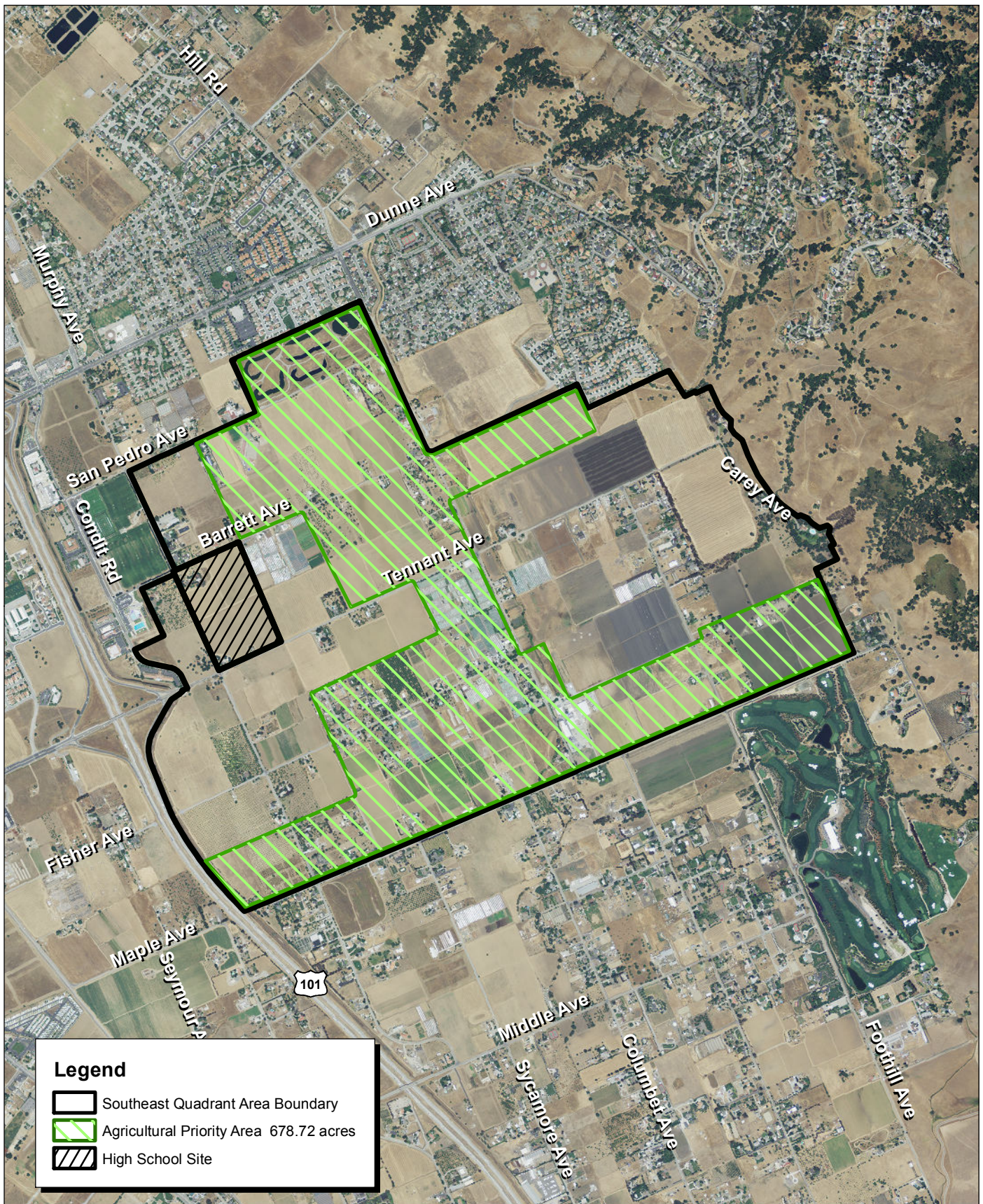
As part of the Agricultural Lands Preservation Program, the City of Morgan Hill General Plan would be amended to add new goals, policies, and actions that pertain to agricultural preservation. A copy of the Draft Agricultural Lands Preservation Program is provided in Appendix K.

### **2.3.2 - Boundary Adjustments**

Four separate boundaries would be adjusted within the SEQ Area to address an existing gap in a city boundary and to incorporate lands identified for proposed SRL and open space uses. The boundaries to be adjusted are Morgan Hill's (1) city limits, (2) urban service area, (3) urban growth boundary, and (4) urban limit line. The acreages associated with each boundary adjustment are shown in Table 2-2. The acreages below do not include the 48 acres of public roadways located within the SEQ Area.

- **City Limits.** The Morgan Hill city limits would be adjusted by annexing 759 acres in the SEQ Area. The remaining acres of the SEQ Area would not be annexed and would remain in the unincorporated County.
- **USA.** Of the 759 acres proposed to be annexed into the City, 305 acres would be added to the USA boundary. Lands within the USA boundary represent land expected to be converted to planned City land uses within 5 years and served with city water and sewer services. Within the USA boundary, various sports, recreation, leisure, education/public facility, and single-family residences would be eligible for urban services. The remaining 454 acres proposed for annexation, including the Chiala properties and immediate surrounding area, would remain outside the USA. In lieu of city water and sewer services, the Chiala Properties and immediate surrounding area would be served by a private water company and individual septic systems.
- **UGB.** The UGB boundary would be expanded by 659 acres within the SEQ Area. The proposed location of the UGB would include land expected to be converted to planned City land uses within 20 years.





Source: NAIP Santa Clara County, CA (2009)



